



Between Saumur and Chinon (49)

A modernised 3 bedroom house (1900) with a view over the river Loire situated in a village, which has a chateau, campsite, shops, bars and restaurants and which lies between the towns of Saumur and Chinon. The property was renovated in 2007 and has income potential, with some of the troglodyte caves having been converted into tea rooms and the current owners have also done occasional B&B.

Ground floor: Entrance hall (10 sq m), living room (19 sq m) with a fireplace, bedroom (13 sq m) with a fireplace, rear hall (5 sq m), fitted kitchen (11 sq m).

First floor: Landing (3 sq m), bedroom (14 sq m) with an en-suite shower room (2 sq m) and wc, study (6 sq m), bathroom (6 sq m) with wc, bedroom (14 sq m). The attic (45 sq m) is suitable for conversion.

Tea rooms: Lobby (9 sq m), kitchenette (4 sq m) wheelchair friendly wc (2 sq m), tea room (45 sq m) with a fireplace and a bread oven.

The property has oil fired central heating and mains drainage is connected. Broadband is available and the annual rates amount to 700 euros.

There is a garage, a troglodyte boutique (17 sq m), a boiler room and a troglodyte cave (65 sq m).

0.2 acre – courtyard garden and ample off road parking, plus a second garden area located across the lane at the front of the house.

150,000 euros
(agent's fees incl)

B 1056
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